

# SLDC, Public Review Draft, Public Comments

Date Comment	First Name	Last Name	Organization	Communication	Part of County	Chapter	Comment/Question
9/27/2012	Devin	Bent		Email	El Norte		<p>I saw the map at the SLDC meeting in Nambe tonight: we are in SDA-2. This includes the traditional villages but also those of us outside of those boundaries.</p> <p>The SLDC code says:</p> <p>"Accordingly, SLDC text or map amendments shall be granted primarily to promote compact development, economic, commercial and residential mixed uses, traditional neighborhood and transit oriented development, sustainable design and higher densities within the SGMP SDA-1 and SDA-2 areas."</p> <p>As I read that, the intention is to grant permits to those intending to put commercial uses in an SDA-2 neighborhood -- that is, our neighborhoods. And to anyone who intends to achieve higher density in our neighborhoods. We are slated for "compact mixed-use development."</p> <p>This what planners call in-fill, and they seem to love it. Unhappily, no one wants to live in it,</p> <p>I find it particularly disturbing that neither commercial development nor higher density is limited in the text to state or US highways. Can my neighbor open a restaurant? A body shop?</p> <p>They may have meant something different -- but this is what the document says, and it is the language we would be stuck with and have to live with.</p> <p>I hope something can be done to change this language.</p>
9/27/2012	David	Ortiz		Comment form	El Norte	9	<p>My main concern with the Sustainable Land Development Code is how it will affect the community plan developed by the Pojoaque community years ago. There was significant time and effort put into developing the community plan. The community plan represents te needs and desires of the community. We need to maintain the community plan. We need to maintain the family transfers that are allowed by the community plan. We need to keep the ability to have home businesses. We need to protect agricultural character of this community.</p>
9/27/2012	Baudilio	Baca		Comment form	El norte	10	<p>Regarding home occupations, hours of operation should be tighter such as 8:00-5:00. No noise should be heard outside the building. No ultraviolet rays or fumes should be outside the building.</p>
9/28/2012	Katherine	Mortimer	City of SF, Sustainable SF	email	El Centro	7	<p>Good approach to have County Manger determine which checklist can apply. Allows for flexibility.</p>
9/28/2012	Katherine	Mortimer	City of SF, Sustainable SF	email	El Centro	7	<p>Section 7.10.6 refers to the requirements of 7.10.5 but they are not applicable. There is no accommodation for shared parking in Section 7.10.5 nor in Table 7-6.</p>

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9/28/2012	Katherine	Mortimer	City of SF, Sustainable SF Programs	email	El Centro	7	Section 7.11.13.1.2: 150 feet seems too high for the distance to an intersection for a driveway for residential types streets at least. This would preclude higher density lots from having access and higher density is more sustainable.
9/28/2012	Katherine	Mortimer	City of SF, Sustainable SF Programs	email	El Centro	7	7.13.3.2.3 and 4 and 5 and 7: Since 1.6 gallons per flush for toilets, 1 gallon for urinals, 2.5 GPM for faucets and shower heads is now the standard for new fixtures I guess this limit is so people don't install older toilets and urinals. This seems like a place, however, where there could be an incentive for people who put in low flow fixtures.
9/28/2012	Katherine	Mortimer	City of SF, Susta	email	El Centro	7	Timed recirc pumps use a lot of energy. On demand recirculation pumps are better.
9/28/2012	Katherine	Mortimer	City of SF, Sustainable SF Programs	email	El Centro	7	Would it be possible to add a requirement that systems that use pumps must maintain pumping system in good repair? If not, how about having minimum specifications based on local experience to increase durability?
9/28/2012	Katherine	Mortimer	City of SF, Sustainable SF Programs	email	El Centro	7	Rather than this list of professionals who don't necessarily know what to look for, this should be done by a Green Rater. Check with Amanda Evans to see if any other certifications prepare someone to do this. I have a Bachelor of Architecture but that did not prepare me to do these kinds of inspections. This is true of engineers as well.

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9/28/2012	Devin	Bent		Email	El Norte		<p>Much of th SLDC, when examined closely, is frankly incomprehensible:</p> <p>Right from the start:</p> <p>"1.4.2.3. Establish sustainable design and improvement standards and review processes by which development applications shall be evaluated, including the preparation of environmental, fiscal impact, traffic, water availability, emergency service and response, consistency and adequate public facility and services studies, reports and assessments ("SRAs");"</p> <p>What is the word "consistency" doing here? This incredibly complex phrase is hard enough to read without a word that does not seem to relate to anything else.</p> <p>It gets worse:</p> <p>"1.4.2.4. Require that development and administrative fees; dedications; public improvement district taxes, assessments, charges and fees; homeowner association assessments; public and private utility rates, fees and charges; development fees; and other appropriate mitigation fees and conditions that are required as conditions of development approval, and are not legislatively required by the SLDC, be roughly or reasonably proportional to the need for adequate public facilities and services at adopted levels of service, the need for which is generated by the development at the time of development approval;"</p> <p>First, all of this is simply the middle part of a sentence. This phrase (or whatever it is) is 85 words long, and a period is still in the future.</p> <p>[Standard readability indices indicate that] you need at least 19 years of education to understand this mush..</p> <p>And it says that Santa Fe County can apportion the funds of homeowners's association -- which is total nonsense.</p> <p>And your target population has an average of how many years of education?</p>
9/28/2012	Katherine	Mortimer	City of SF, Susta	email	El Centro	7	"strongly encourage" means nothing in a code. It should be required.
9/28/2012	Katherine	Mortimer	City of SF, Sustainable SF Programs	email	El Centro	7	The National Recreation and Parks Association (NRPA) standard is 10 acres of park for every 1000 people. While this is not a legal requirement, it is twice as much as the requirement for subdivisions being proposed.
9/28/2012	Katherine	Mortimer	City of SF, Sustainable SF Programs	email	El Centro	7	<p>I would recommend adding two more "purposes":</p> <ol style="list-style-type: none"> <li>1. Recharge the groundwater/aquifer</li> <li>2. Provide passive irrigation of landscaped areas</li> </ol>
9/28/2012	Katherine	Mortimer	City of SF, Susta	email	El Centro	8	It is impossible to provide meaningful comments without the draft zoning map.
9/28/2012	Katherine	Mortimer	City of SF, Susta	email	El Centro	8	Yeah!

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9/28/2012	Katherine	Mortimer	City of SF, Sustainable SF Programs	email	El Centro	7	The City will be moving to require HERS raters that rate for City permit have additional education and receive a certificate from the Santa Fe Community College or equivalent. We have been working with Amanda Evans on this certificate program. I would make sense to have this requirement be the same in the City and County.